



RBA:
CITY OF AUSTIN
RECOMMENDATION FOR BOARD ACTION

AGENDA ITEM NO: 6
AGENDA DATE: 9-27-07
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SUBJECT: Authorize the negotiation and execution of a twelve-month contract with the AUSTIN AREA URBAN LEAGUE, Austin, TX, in an amount not to exceed \$1,000,000 with two twelve-month extension options in amounts not to exceed \$1,000,000 each, for a total contract amount not to exceed \$3,000,000 to administer the Emergency Home Repair Program.

AMOUNT & SOURCE OF FUNDING:

Funding is available in Fiscal Year 2007-2008 Proposed Operating Budget of the Austin Housing Finance Corporation through Community Development Block Grant (B-07-MC-48-0500) funds and from the City of Austin General Fund. Funding for the two extension options is contingent upon available funding in future budgets provided by the U.S. Department of Housing Urban Development (HUD) and subject to applicable environmental review in accordance with HUD requirements for the release of funds.

FISCAL NOTE: A fiscal note is not required.

REQUESTING **DIRECTOR'S**
DEPARTMENT: Austin Housing Finance Corporation **AUTHORIZATION:** ____

FOR MORE INFORMATION CONTACT: Paul Hilgers, Executive Director, Austin
Housing Finance Corporation, 974-3108

PRIOR BOARD ACTION:

PRIOR COUNCIL ACTION:

Purpose of the Emergency Home Repair Program:

The Emergency Home Repair Program provides emergency and critical repairs to owner-occupied homes located in the City of Austin. The homeowners assisted by this program must reside in the home and their total household incomes cannot exceed 80 percent of the Median Family Income (MFI) for the Austin area as determined by U.S. Department of Housing Urban Development (HUD) (currently, \$56,900 for a four-person household). The services provided include responding to client requests for repairs, verifying client eligibility, developing specifications for repairs, facilitating repairs using licensed contractors and other skilled tradespersons, and providing quality assurance for the work performed. The program addresses potentially life-threatening health and safety issues and helps preserve existing housing stock.

Projected Number of Households Assisted and Type of Assistance:

An annual minimum of 450 unduplicated households will be served. The assistance provided by this program is in the form of a grant to the homeowner.

Limits of Assistance:

The cost of repairing any home under this program shall not exceed \$5,000 in a fiscal year. The \$5,000 limit per home per fiscal year includes all types of repairs provided under the Emergency Home Repair Program as well as other programs funded by Community Development Block Grant, such as the Architectural Barrier Removal Program. Both programs coordinate to ensure the \$5,000 limit is not exceeded.

Per HUD requirements, homes located in the flood plain cannot be assisted through this program unless the homeowner provides proof of current flood insurance.

Categories of Assistance:

Three categories will be used to differentiate the types of repairs to be made, as follows:

A. Crisis Intervention Assistance: repairs to homes to alleviate those situations presenting life-threatening conditions such as leaking gas pipes or short-circuiting electrical wires. These repairs must be completed within a 24-hour period. To expedite such repairs, only one bid will be required.

B. Emergency Repair Assistance: repairs to homes to alleviate threats to the health and safety of the occupants and requiring attention within 30 calendar days.

C. Major System Repairs: repair to or replacement of a major operating system of a home, when the repair does not alter environmental conditions and is limited to protection, repair or restoration activities necessary to control or arrest the effects of disasters, imminent threats or physical deterioration. Major systems are electrical, plumbing, foundation, roofing, and mechanical systems.

Record of Past Performance:

The Austin Area Urban League (AAUL) has consistently met or exceeded its performance measures in the operation of this program. During Fiscal Year 2005-2006, AAUL served 553 households. This program has a track record of being well-managed and operating within its budget. These factors, combined with AAUL's compliance with requirements imposed on organizations receiving federal funds, support the offer of a twelve-month contract for Fiscal Year 2007-2008 with two one-year extension options.

Procurement:

Per HUD regulations, a contract for this program would be considered a subrecipient agreement that is not subject to competitive purchasing requirements. AAUL is a non-profit 501(c)(3) organization. City of Austin Purchasing has reviewed and concurs.